

THIS MORTGAGE, made this 4th day of March, 1977, by and between

DONALD L. RANDOLPH and THERESA D. RANDOLPH, his wife,

hereinafter called "Mortgagor," and FREDERICKTOWN BANK AND TRUST COMPANY, a body corporate,

, hereinafter called "Mortgagee."

WITNESSETH: WHEREAS, Mortgagor now stands indebted unto Mortgagee in the sum of

-----TEN THOUSAND-----

Dollars (\$ 10,000.00), which sum was lent to the Mortgagor, evidenced by a note of even date herewith payable to the said Mortgagee, or order, with interest from date at the rate of -----nine----- per cent (9 %) per annum on any unpaid balance under terms and provisions set forth in said note. until paid,

principal and interest being due ten (10) years from date, and being payable in monthly

installments of One Hundred Thirty Two Dollars and Sixteen Cents (\$132.16) each,

commencing on the 4th day of April, 1977, and continuing on the 4th day of

each and every month thereafter, until the principal and interest are fully paid;

provided that the balance in full, including the principal and interest shall be paid in

full ten (10) years from the date of this Mortgage.

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AND WHEREAS, for the better securing of the payment of said single bill or note or notes that may be given hereafter in extension or renewal of the note referred to above or any part thereof, the Mortgagor does hereby execute this mortgage.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), in hand paid, the said Mortgagor does hereby grant and convey in fee simple unto Mortgagee, its or their heirs, personal representatives, successors or assigns, hereinafter collectively called "Mortgagee", all that lot or parcel of land situate, lying and being in Frederick City, Frederick County, Maryland, being known as No. 313 West South Street and more particularly described as follows: BEGINNING at a point on the North line of West South Street 13.0 feet North of the present curb line and on the West line of the property conveyed to John E. Dieter by Conrad Ruland and at the Southwest corner of the property here being described and running thence by and with the outlines of the whole property two courses and distances, (1) North 2° West 129.0 feet to a point in the Southern limits of the Housing Authority Property and running thence by and with the Southern limits of said property along a concrete wall (2) North 81-1/2° East 27.3 feet, thence by a line of division now made (3) South 2-1/2° West 134.4 feet to the North side of the aforesaid West South Street, thence by and with the North side of said West South Street (4) North 85-1/2° West 16.7 feet to the place of beginning, also a right to use a 3 foot wide joint alley leading from the North side of West South Street to the rear of the houses known as 311 and 313 West South Street; the center line of said alley running along the above described third line reversed 20.0 feet or to a point 33.0 feet North of the present curb, reserving, however for the benefit of the property adjoining on the East, a right to use said joint alley; also granting a right of way over the service roads of the Housing Authority Property as granted in the Deed of Exchange between John E. Dieter and The Housing Authority of the City of Frederick; also granting a right of way over the rear of the property adjoining on the East to the present gates leading to the aforesaid service roads until such a time when gates may be provided for the property hereby described to reach said service roads.

BEING all and the same real estate which was conveyed unto George M. Fredericks and Deborah A. Fredericks, his wife, by a deed from Richard B. Baumgardner, dated February 24, 1975, and recorded among the Land Records of Frederick County, Maryland, in Liber 957, Folio 155.

AND ALSO BEING all and the same real estate which was conveyed unto the Mortgagors herein by a deed from George M. Fredericks and Deborah A. Fredericks, his wife, bearing even date herewith and recorded, or intended to be recorded, prior hereto among the aforesaid Land Records.

13.00 Ex Libit filed April 16, 1980